

Mt Holly Preserve Community Association  
P.O. Box 110  
Amelia, OH 45102-0110

March 26, 2014

To: «Name»  
«Address»  
«City», «State» «Zip»  
|||||

Spring has finally arrived and the time has come to send out invoices for 2014 dues. The General Dues will be \$10 based on expected spending of \$722 across 68 assessable lots.

For Phase 2 & 3 lighting, we ended the year \$181 over target for the 2013 assessment (deviations are tracked year to year). Based on current expenses, the expected expense will be \$2,568 for 2014. So based on a 32 lot base, the dues will be \$80 + \$10 General Dues = \$90 per lot.

**Annual HOA Meeting – Thursday, April 24th, 7pm at the Batavia Township Center at 1535 Clough Pike  
Front Entry Cleanup – Saturday, May 10th, 10am. Bring your gardening stuff.**

**This year we'll distribute 8 - \$10 gift certificates to the 1<sup>st</sup> 8 people that participate in the entry cleanup.**

We have received a complaint of a group of kids from our subdivision sometimes with a small dog, walking through the woods north of Cristata Ct., to neighboring properties off SR 222, and attempting to break into Sheds and Barns. Please monitor your kid's activities. Chances are walks into the woods are not for nature walks. All of the woods around us are private property and should be respected as such. Thanks for your support in advance.

For Community News, please visit our website at: <http://www.MtHollyPreserve.org> **Updated!**  
Email us at [board@MtHollyPreserve.org](mailto:board@MtHollyPreserve.org)

Statement of Account Lot: «Lot» Phase: «Phase»

Transaction History:

<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2014	Previous Balance	\$ «PreviousBal»
03/26/2014	2014 Community Association Dues (x«MultiLots»)	\$ «CurrentAssessment»
	Payments Applied – Thank You	\$ «Payments»

**Balance Due within 30 days of receipt:** \$ «CurrentBal»

Please include your lot number on your remittance.

Contact Information on file. Please correct and return if it has changed.

Phone: «Phone»

Email: «email»

Lot: «Lot»

Mt Holly Preserve Community Association 2013 Budget			
Income			
		Planned	Actual
Dues	Phase I	\$ 360.00	\$ 302.40
Dues	Phase II	\$1,920.00	\$ 2,076.24
Dues	Phase III	\$ 560.00	\$ 560.00
Total		\$2,840.00	\$2,938.64
Expense			
Front Entry Electric	Annual	\$ 240.00	\$ 295.00
Gaslight Electric (Phase 2&3)	Annual	\$2,220.00	\$ 2,401.00
Front Entry Landscape	Annual / One-time	\$ 270.00	\$ 265.12
Front Entry Lighting Repair	One-time	\$ 0.00	\$ 0.00
Mailbox	Annual	\$ 60.00	\$ 60.00
Copy, Postage, & Supplies	Annual	\$ 90.00	\$ 64.40
Reserves (Carry Forward)	Annual	\$ -40.00	\$ -146.88
Total		\$2,840.00	\$3,085.52
Current Balance			\$3,641.16

Unused funds (reserves) from 2013 will be carried over into 2014.

Mt Holly Preserve Community Association 2014 Budget			
Income			
		Planned	Actual to Date
Dues	Phase I	\$ 360.00	\$ 10.00
Dues	Phase II	\$2,250.00	\$ 0.00
Dues	Phase III	\$ 630.00	\$ 0.00
Total		\$3,240.00	\$ 0.00
Expense			
Front Entry Electric	Annual	\$ 300.00	\$ 140.00
Gaslight Electric (Phase 2&3)	Annual	\$2,568.00	\$ 1,284.00
Front Entry Landscape	Annual / One-time	\$ 270.00	\$ 0.00
Front Entry Lighting Upgrade	One-time	\$ 0.00	\$ 0.00
Mailbox	Annual	\$ 62.00	\$ 60.00
Copy, Postage, & Supplies	Annual	\$ 90.00	\$ 0.00
Reserves	Annual	\$ -50.00	\$-1,414.00
Total		\$2,840.00	\$-1,414.00
Current Balance			\$2,227.16